

Florence, New Jersey 08518-2323
August 24, 2021

The regular meeting of the Florence Township Planning Board was held in-person and virtually via Zoom on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Vice Chairman Pagano called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Secretary Mattson read the following statement: "I would like to announce that this meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice has been provided to the official newspapers and posted in the main hall of the Municipal Complex."

Upon roll call the following members were found to be present:

Emma Cartier	Councilman Bruce Garganio
Newell Kehr	Carl Mattson
Ray Montgomery	John Pagano
Tara Sandusky	Mayor Craig Wilkie

ABSENT: Ray Montgomery

ALSO PRESENT: Solicitor David Frank

Planner Barbara Fegley and Engineer Ted Wilkinson were excused.

RESOLUTIONS

A. Resolution PB-2021-08: Approving application of Project Freedom for Preliminary & Final Major Site Plan to construct an affordable housing 72-unit complex on property located at 2135 US Route 130 & Hornberger Avenue, Florence Township; Block 121, Lots 4.02 & 9.

Solicitor Frank stated the draft resolution had been circulated to the applicant and its counsel, board professionals, and our affordable housing consultant, Mary Beth Lonergan for their input prior to supplying the final draft to the board members that is before them tonight.

It was the Motion of Councilman Garganio, seconded by Ms. Cartier to approve Resolution PB-2021-08.

Upon roll call, the Board voted as follows:

YEAS: Garganio, Cartier, Kehr, Mattson, Wilkie, Pagano

NOES: None

ABSTAIN: None

Motion carried

MINUTES

There were no minutes available to be adopted.

CORRESPONDENCE

A. 08/17/21: Letter from BC Planning Board regarding Block 148.06, Lot 2 (B&H Photo)

It was the Motion of Councilman Garganio, seconded by Mr. Mattson to receive and file Correspondence A. Motion unanimously approved by all members present.

APPLICATIONS

- A. PB#2021-04: Application from Palash Saha & Gopal Das for a Minor Subdivision with Bulk Variances on property located at 754 Olive Street, Florence Township; Block 147.14, Lot 16.04.

Solicitor Frank stated we received correspondence from the applicant's attorney on August 20, 2021 requesting an adjournment to the September 28th meeting at 7:30 PM, time and date certain, without further notice being required. He advised the Board they may do so as long as the applicant consents to extension of time for a decision of the Board.

It was the Motion of Mr. Mattson, seconded by Mr. Kehr to grant the adjournment with no further notice required. Motion unanimously approved by all members present.

- B. PB#2021-05: Application from Anthony & Amy Restuccio for a Minor Subdivision with Bulk Variances on property located at 716 Hamilton Avenue, Florence Township; Block 106, Lots 3 & 4.

Solicitor Frank stated we received correspondence from the applicant's attorney today requesting an adjournment to the September 28th meeting at 7:30 PM, time and date certain, without further notice being required. He advised the Board they may do so as long as the applicant consents to extension of time for a decision of the Board.

It was the Motion of Ms. Cartier, seconded by Councilman Garganio to grant the adjournment with no further notice required. Motion unanimously approved by all members present.

OTHER BUSINESS

- A. 2022 Meeting Schedule

Clerk Federico mentioned there was a typo in the meeting schedule that was distributed; the April meeting's date should be April 26th, not April 2nd.

Mayor Wilkie stated the anticipated dates for the following year's meeting are done this far in advance for the planning of the Township Calendar. Next year's dates will formally be approved at the January 2022 meeting.

There were no concerns expressed regarding the 2022 meeting dates.

PUBLIC COMMENTS

It was the Motion of Mr. Mattson, seconded by Councilman Garganio to open the meeting for public comment on any item. Motion unanimously approved by all members present.

The Zoom moderator confirmed that those attending virtually have not been muted by us nor was anyone raising their hand. There were no members of the public attending in person.

Hearing no one wishing to speak, it was the Motion of Mr. Mattson, seconded by Councilman Garganio to close public comment. Motion unanimously approved by all members present.

MASTER PLAN REVIEW/DISCUSSION

Mayor Wilkie mentioned that nothing had been prepared because of the anticipated length of tonight's meeting, and now with the applications from tonight being adjourned to next month's meeting, there will most likely not be any discussion for September's meeting as well.

35.

ADJOURNMENT

It was the Motion of Councilman Garganio, seconded by Mr. Mattson to adjourn the meeting at 7:43 p.m. Motion unanimously approved by all those present.

Carl Mattson, Secretary

CM/kf